



## Dardanup West, 14 Coonan Avenue

Circa 7 Acres of Private Sanctuary in the Heart of Dardanup West

Welcome to a perfectly positioned property offering a rare blend of peace, comfort, and adventure. Nestled among tranquil surroundings, this lifestyle retreat invites you to slow down and embrace rural living without sacrificing modern convenience. With a conventional designed 4 bedroom, 2 bathroom residence, whether you're looking to unwind, entertain, grow your own food, or explore opportunities for extra income, this property offers everything you need and more.

The home itself has been thoughtfully updated with fresh paint, a renovated kitchen, and revitalized living areas that feel both welcoming and stylish. Multiple living zones-including a formal lounge and expansive open-plan areas-make it easy to relax, gather with family, or host memorable get-togethers.

With a separate entrance to the main bedroom come home and leave without disturbing



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Over \$1,220,000

**View**  
By Appointment

**Contact**  
**Simon Bushell**  
0411 929 198  
simon.bushell@ljhsouthwest.com.au

**LJ Hooker Property South West WA**  
**(08) 9791 6880**

the other household members or even make the most of Bed & Breakfast opportunities. Step outside to a large, covered private patio equipped with cooling misters, creating the perfect space for year-round outdoor enjoyment. Whether you're enjoying a morning coffee, weekend BBQ, or simply soaking in the views, the patio is your peaceful escape.

Sustainability is at the heart of this property, featuring solar panels with battery storage, a bore, and a massive 160,000-litre rainwater tank, helping you live in harmony with nature. Reticulated raised vegetable beds and a thriving orchard let you enjoy the satisfaction of harvesting your own produce. When it's time to unwind, the sparkling, easy-care pool offers a refreshing spot to relax on hot days, while wide open spaces provide room for animals, hobbies, or simply appreciating the stillness of country life.

For those needing space for vehicles, projects, or livestock, the property delivers with two double garages and massive 21.5m x 10.5m powered shed complete with three separate stable sections suited for horses or other animals. This presents as the perfect option for those who have horses or as bonus income through agistment.

Ideally located, you're only minutes from the Dardanup Town Centre complete with a local bakery, Tavern, Post Office and Public and Private Primary Schools. A short drive will take you to the scenic Ferguson Valley, known for its award-winning wineries, craft breweries, and natural beauty. Nearby Crooked Brook Forest provides even more opportunities to explore, whether you prefer walking trails, cycling, or reconnecting with the great outdoors.

This is more than just a home-it's a way of life. Whether you're gardening in the orchard, enjoying the pool with family, or watching the sunset from your patio, this property offers the best of rural living with all the comfort and sustainability of a modern lifestyle. Contact Simon Bushell on 0411 929 198 today to schedule your viewing.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## More About this Property

|                      |              |
|----------------------|--------------|
| <b>Property ID</b>   | 17Y3HND      |
| <b>Property Type</b> | House        |
| <b>Land Area</b>     | 2.76 hectare |

**Simon Bushell 0411 929 198**  
Sales Consultant | [simon.bushell@ljhsouthwest.com.au](mailto:simon.bushell@ljhsouthwest.com.au)

**LJ Hooker Property South West WA (08) 9791 6880**  
130 Victoria Street, BUNBURY WA 6230  
[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Property South West WA  
(08) 9791 6880**

# 14 Coonan Avenue, Dardanup



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

